

Use and Design Standards (Art. IV)

Agricultural Uses (Division 1)

Agriculture [4104]

- ___ Keeping swine for commercial purposes prohibited (except in Agricultural and Forestal District) (a)
- ___ If in RR1 or RR2 district:
 - ___ -Minimum lot size of 2 acres (b)

Farm Employee Housing [4102]

- ___ No more than one farm employee dwelling for every 25 acres of land (a)(1)
- ___ Farm employee housing complies with the setback requirements for a principal structure (2)

Forestry Operations [4103]

- ___ Operations conducted in Creek Valley District must be in accordance with approved Timber Management Plan (a)

Stables, Private [4104]

- ___ Minimum lot size of 2 acres (1)
- ___ No more than 2 horses or ponies on lots of less than 5 acres (2)
- ___ Stables and corrals comply with setback and minimum building separation requirements for accessory buildings (3)

Wayside Stands [4105]

- ___ Front yard setback of 15' (25' from right of way of a collector road) (1)
- ___ At least 50% of the goods or merchandise are produced on the site of the stand, adjoining contiguous property or other properties owned or leased by the owner of the site of the stand (2)
- ___ Entrances and exits to roads are clearly delineated, provide safe ingress and egress from roads, and approved (3)
- ___ Maximum size of 200 square feet (4)
- ___ Minimum of 3 parking spaces (5)

Kennel, Private [4106]

- ___ Only on land included in the Agricultural and Forestal District (1)
- ___ Accessory to a single family dwelling (2)
- ___ Confined areas designed to house 4 or more animals set back 25' from property line (3)

Use and Design Standards (Art. IV)

Residential Uses (Division 2)

Home Occupations [4211]

- ___ Incidental and secondary to use of dwelling for residential purposes; maintains residential character (b)(1)
- ___ No equipment or process that creates noise, vibration, glare, fumes, odors, or electrical interference (2)
- ___ No outside storage or storage inside an accessory structure of materials associated with the occupation (3)
- ___ Maximum floor area of 25% of the finished floor area of the residence; maximum storage area of 5% (4)
- ___ Only 1 person who is not a permanent resident employed or engaged in the occupation (5)
- ___ Street address may be used in advertisements (6)
- ___ Signs cannot be placed on property to advertise the occupation (7)
- ___ Type and volume of traffic generated consistent with characteristics of other dwellings in area (8)
- ___ Increased demand on water, sewer, garbage collection services not significantly more than normal (9)

Multi-family Dwelling [4216]

- ___ Minimum separation between each dwelling of 25' (a)(1)
- ___ Sidewalks connecting each unit to the parking area, other units, and to other adjacent buildings (2)
- ___ At least one entrance and all principal windows street oriented (3)
- ___ Parking spaces located behind front line of building (4)
- ___ Entrances minimized to maximize safety, efficient traffic circulation, and lessen impact on neighborhood (5)
- ___ Minimum of 20% of gross land area reserved as open space; specific recreational area developed and maintained (6)
 - ___ -Size, shape, location, slope, and condition of land suitable for a specific recreational activity (6)(a)
 - ___ -Amount of land devoted to recreation a function of the population to be served (6)(b)
 - ___ -Safety buffers provided (6)(c)
 - ___ -Indoor area may be used for recreational activity area (counts as part of lot coverage) (6)(d)
- ___ Site development plan or special use permit application contains a floor plan showing location, size, and type of rooms (7)
- ___ Courtyard style parking and the use of brick pavers or porous pavement is permitted (8)
- ___ Owner's association shall be established with a charter including maintenance provisions (9)
 - ___ If in OTR or R-5 zoning district:
 - ___ -Minimum side setback of 20' (b)(1)
 - ___ -Type B buffer yard if property adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district (2)
 - ___ -Demonstrate use compatibility with neighborhood (3)
 - ___ -No exterior changes made that are nonresidential in character; maintain architecture and historical character (4)
 - ___ -Retention and use of existing structures contributing to character of neighborhood will be considered in granting special use permit (5)
 - ___ -Newly constructed dwellings shall be residential in scale and compatible with area (6)

Single Family Attached [4220]

- ___ Vertical stacking of attached units prohibited (b)(1)
- ___ Maximum of four attached units (2)
- ___ Principle orientation parallel to the street; at least one entrance and all principle windows street oriented (3)
- ___ Public street frontage not required (4)
- ___ District standards regarding building height and floor to area ratios apply on a lot by lot basis (5)
- ___ Parking spaced located behind the front building line (except for individual driveways serving individual units); shared driveways encouraged; courtyard style parking, brick pavers, and porous pavement permitted (6)
- ___ Minimum of 20% of the gross land area reserved as open space if development consists of 5 or more dwellings (7)
 - ___ -Size, location, shape, slope, and condition suitable for a specific recreational activity (7)(a)
 - ___ -Amount of land devoted to recreation a function of the population to be served (7)(b)

- ___ -Safety buffers provided (7)(c)
- ___ -Indoor area may be used for recreational activity area (counts as part of lot coverage) (7)(d)
- ___ Sidewalks connect units to parking area, other units, and buildings on adjacent lots (8)
- ___ Trash dumpsters and containers, recycling containers, and mechanical equipment is screened (9)
- ___ Subdivision plat submitted with site development plan or special use permit application if individual attached units are to be constructed on individual lots; meets the standards of subdivision ordinance (except dedication of park land not required if 20% open space provided) (10)
- ___ Final subdivision plat not submitted until the foundation is constructed (11)
- ___ New buildings residential in style and consistent in character with neighborhood (12)
- If in RR-1, RR-2, R-4, OTR, or PR district:
 - ___ -Maximum of 2 single family attached buildings next to each other (c)(1)
 - ___ -Minimum side setback of 15' (2)
 - ___ -Type A buffer yard on lots abutting R-4, R-5, OTR, PRD, RR1, or RR2 district (3)
 - ___ -Scale, massing, building design, and use compatible with neighborhood; street oriented with pedestrian entrances from street (4)
- If in OTR district:
 - ___ -Retention and use of existing structures that contribute to character of neighborhood considered in granting special use permit (d)
- If in RR1 or RR2 district:
 - ___ -Townhouses and single family attached dwellings combined constitute a maximum of 50% of dwelling units in subdivision (e)

Special Housing [4225]

- ___ Minimum lot size of 8,500 square feet (b)(1)(a)
- ___ Minimum of 1 parking space per resident plus 1 space per 10 nonresident active members that is off-street, behind front building line, and all-weather surface (1)(b)(1)
- ___ Multiple organizations can share parking area when meetings/social events not held on same date and within 800' of each house (1)(b)(2)
- ___ Safe and convenient pedestrian access (1)(b)(3)
- ___ Minimum of 1 parking space per bed available at both houses combined plus 1space per 10 nonresident active members of the larger of the organizations sharing parking (1)(b)(4)
- ___ Parking requirements can be reduced with mass transit or alternative transit plan (1)(b)(5)
- ___ House must be located on BT bus route or within 0.5 miles of campus (1)(c)
- ___ No outside storage of bicycles or other equipment (bike rack permitted behind front building line (d)
- ___ Solid waste dumpster with appropriate screening provided (e)
- ___ Screening of brick or wood panel at least 6' high provided if lot abuts single family, single family attached, two-family, or townhouse structure (f)
- ___ Recreational activity area may be developed (g)
- ___ Outdoor furniture shall be appropriate for such use (h)
- ___ An identification sign must be attached to residence, not exceeding maximum size of underlying district, have lighting only directed toward it, and be approved in special use permit (i)
- ___ Maximum occupancy in compliance with Virginia Uniform Statewide Building Code for Existing Structures and the special use permit (2)(a)
- ___ Building maintenance in compliance (b)
- ___ Organization has a resident manager known to the Police and Planning and Engineering Departments (c)
- ___ Prompt and effective responses to neighborhood complaints (d)
- ___ Effective measures taken to ensure activities conducted in compliance with Town and Virginia laws (e)
- ___ Architecture and historic character of structures retained (f)
- ___ Frontage on Roanoke Street (f)(1)
- ___ Roanoke Street provides sole vehicular and pedestrian access to site (f)(2)
- ___ Located a minimum of 120' from Lee or Jackson Street (f)(3)

Townhouse [4231]

- ___ Maximum of 8 dwelling units in a contiguous series of townhouses; maximum of 2 series next to each other (b)(1)
- ___ Proposals for facades and treatment of external materials submitted as a condition of site plan approval (2)
- ___ Minimum separation between townhouse units of 20' (40' from any other adjacent structure) (3)
- ___ Sidewalks connect each townhouse to parking, other buildings in site, and adjacent buildings and uses (4)
- ___ Oriented to the street or parking area where lot has frontage; 1 entrance facing street with principal windows (5)
- ___ Shared driveways and courtyard style parking permitted; parking spaces behind front building line (6)
- ___ Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (7)
- ___ Accessory structure located behind rear building line of townhouse (8)
- ___ Subdivision plat submitted with site development plan or special use permit application if individual attached units constructed on individual lots; dedication of parkland not required when 20% open space provided (9)
- ___ Final subdivision plat not submitted until foundation constructed (10)
- ___ If 5 or more townhouses, a minimum of 20% of gross land area must be used for community recreational use (11)
 - ___ -Size, shape, location, slope, and condition of land suitable for specific recreational activity (11)(a)
 - ___ -Amount of land a function of the population to be served (11)(b)
 - ___ -Safety buffers provided (11)(c)
 - ___ -Indoor recreational area may be used (counts as part of lot coverage) (11)(d)
- ___ Site development plan or special use permit application contains floor plan with location, size, type of rooms (12)
- ___ Floor to area ratio computed as floor area of individual dwelling unit to its lot area (13)
- ___ Front yard setbacks for adjacent units minimum of 3' and maximum of 8' (14)
- ___ Public street frontage not required (15)
 - ___ If in R-5 district:
 - ___ -Residential in scale (b)(1)
 - ___ -Minimum side setback of 10' (2)
 - ___ -Buffer yard of 10' if abutting R-4, R-5, OTR, PR, RR1 or RR2 district (3)
 - ___ -Demonstrate use compatible with neighborhood (4)
 - ___ If in RR1 or RR2 district:
 - ___ -Maximum of 4 units in contiguous series of townhouses; no more than 2 series next to each other (c)(1)
 - ___ -Units constitute a maximum of 25% of the dwellings in subdivision (2)

Two Family Dwellings [4241]

- ___ Oriented parallel to the street; at least one street entrance and all principal windows street oriented (a)(1)
- ___ Parking located behind front building line; shared driveways, courtyard style parking, brick pavers, and porous pavement permitted (2)
- ___ If development of 5 or more, minimum of 20% gross land area reserved for open space, recreational use (3)
- ___ Sidewalks connect unit to parking, other units, and adjacent buildings and uses (4)
- ___ Trash dumpsters and containers, recycling containers, and mechanical equipment screened (5)
- ___ Subdivision plat submitted with site development plan or special use permit application if individual attached units constructed on individual lots; dedication of parkland not required when 20% open space provided (6)
- ___ Final subdivision plat not submitted until foundation constructed (7)
- ___ At least one entrance and all principal windows street oriented (8)
 - ___ If in OTR district:
 - ___ -Minimum side setback of 15' (b)(1)
 - ___ -Type A buffer yard if abutting R-4, R-5, OTR, PR, RR1, or RR2 district (2)
 - ___ -Retention and use of existing structures that contribute to character of neighborhood encouraged (3)
 - ___ -Demonstrate use compatible with neighborhood (4)

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Civic Uses (Division 3)

Administrative Services [4304]

- ___ Minimum lot size of 20,000 square feet (a)(1)
- ___ Parking behind front line of principle building (2)
 - If in R-4, R-5, or OTR district:
- ___ -Scale, massing, building design, and use compatible with neighborhood; street oriented with pedestrian entrances from street (b)(1)
- ___ -Exterior lighting compatible with neighborhood (2)
- ___ -Minimum side setback of 20' (3)
- ___ -Type B buffer yard if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district(4)
- ___ -Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (5)

Camps [2405]

- ___ Minimum of 30' transitional yard with landscaping for outdoor activity area, swimming pool, ball field, or court adjoining residential use (a)(1)
- ___ Minimum area of 10 contiguous acres (2)
- ___ Multiple structures permitted if they comply with setback requirements for principle structure from adjoining property lines (3)
- ___ Each building accessible via all weather road that accommodates emergency vehicles (4)
- ___ Only 1 year-round residence constructed as caretaker's home (5)

Clubs [4306]

- ___ Parking behind front line of principle building (a)(1)
 - If in R-4, R-5, or OTR district:
- ___ -Scale, massing, building design, and use compatible with neighborhood; street oriented with pedestrian entrances from street (b)(1)
- ___ -Exterior lighting compatible with neighborhood (2)
- ___ -Minimum side setback of 20' (3)
- ___ -Type B buffer yard if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district(4)
- ___ -Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (5)
- ___ -Architecture and historic character retained (6)

Community Recreation [4307]

- ___ Any outdoor activity area, swimming pool, ball field, or court that adjoins a residential use landscaped appropriately

Cultural Services [4308]

- ___ Minimum lot size of 20,000 square feet (a)(1)
 - If in R-4, R-5, or OTR district:
- ___ -Exterior lighting compatible with neighborhood (b)(5)
- ___ -Minimum side setback of 20' (1)
- ___ -Type B buffer yard if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district (2)
- ___ -Parking behind front line of principle building (3)
- ___ -Scale, massing, building design, and use compatible with neighborhood; street oriented with pedestrian entrances from street (4)
- ___ -Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (6)

Day Care Center [4310]

- ___ Licensed by Commissioner of Social Services (a)(1)
- ___ Minimum lot size of 1 acre (2)
 - If in R-4, R-5, or OTR district:
 - ___ -No exterior changes that are nonresidential (b)(1)
 - ___ -Parking behind front line of principle building (2)
 - ___ -Maximum lot coverage of 45% (includes building and paved areas) (3)
 - ___ -Minimum side setback of 25' (4)
 - ___ -Type B buffer yard if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 districts (5)
 - ___ -Demonstrate use compatible with neighborhood (6)
 - ___ -Location, dimensions, and design concept of signage provided with special use permit application (7)
 - ___ -Exterior lighting compatible with neighborhood (8)
 - ___ -Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (9)
 - If in OTR district:
 - ___ -architecture and historic character of structures retained (c)
 - If in RR1 or RR2 district:
 - ___ -maximum lot coverage of 40% (d)

Education Facilities [4313]

- ___ Type C buffer yard for any outdoor activity area, swimming pool, ball field, or court adjoining a residential use; landscape screening of exterior lighting (a)(1)
- ___ Type B buffer yard provided if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district(2)
- ___ Type C buffer yard provided if constructed in conjunction with educational facility intended for overnight storage of school buses that adjoins a residential district (3)
- ___ Minimum lot size of 1 acre for first 35 students; each additional student requires an additional 1,000 square feet (site not required to exceed 5 acres) (4)
- ___ Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (6)
 - If in R-4, R-5, or OTR district:
 - ___ -Minimum side setback of 30' (b)(1)
 - ___ -Parking behind front line of principle building (2)
 - ___ -Demonstrate use compatible with neighborhood (3)
 - ___ -Scale, massing, building design compatible; street oriented with pedestrian entrances from street (4)
 - ___ -Exterior lighting compatible with neighborhood (5)

Home for Adults [4319]

- ___ Licensed by the commissioner of Social Services (a)(1)
- ___ Minimum lot size of 10,000 square feet (2)
 - If in R-4, R-5, or OTR district:
 - ___ -No exterior changes made that are nonresidential in character; new buildings residential in character; street oriented with pedestrian entrances from street; compatible with surrounding residential development (b)(1)
 - ___ -Parking behind front line of principle building (2)
 - ___ -Maximum lot coverage of 45% (including building and all paved areas) (3)
 - ___ -Minimum side setback of 20' (4)
 - ___ -Type B buffer yard if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district(5)
 - ___ -Demonstrate use compatible with neighborhood (6)
 - ___ -Location, dimensions, and design concept of signage provided with special use permit application (7)
 - ___ -Exterior lighting compatible with neighborhood (8)
 - If in OTR district:
 - ___ -Architecture and historic character of structures retained (c)

Life Care Facility [4321]

- ___ Licensed by Commissioner of Social Services (a)(1)
- ___ Minimum lot size of 10,000 square feet (2)
- If in R-4, R-5, or OTR district:
- ___ -No exterior changes made that are nonresidential in character; new buildings residential in character; oriented with pedestrian entrances from street; compatible with surrounding residential development (b)(1)
- ___ -Parking behind front line of principle building (2)
- ___ -Minimum side setback of 15' (3)
- ___ -Type A buffer yard if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district (4)
- ___ -Demonstrate use compatible with neighborhood (5)
- ___ -Location, dimensions, and design concept of signage provided with special use permit application (6)
- ___ -Exterior lighting compatible with neighborhood (7)
- If in OTR district:
- ___ -Architecture and historic character of structures retained (c)

Nursing Home [4326]

- ___ Licensed by Commissioner of Social Services (a)(1)
- ___ Minimum lot size of 10,000 square feet (2)
- ___ Principle structures residential in character, compatible with residential development, and street oriented with pedestrian entrances from street (3)
- ___ Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (4)
- If in R-5 district:
- ___ -No exterior changes made that are nonresidential in character (b)(1)
- ___ -Parking behind the front line of principle building (2)
- ___ -Minimum side setback of 15' (3)
- ___ -Type A buffer yard if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district (4)
- ___ -Demonstrate use compatible with neighborhood (5)
- ___ -Location, dimensions, and design concept of signage provided with special use permit application (6)
- ___ -Exterior lighting compatible with neighborhood (7)

Open Space [4328]

- ___ Include most sensitive areas of site (primary and secondary conservation areas); minimum yards not counted (a)(1)
- ___ Designated as a single block (fragmentation minimized) (2)
- ___ If intended for recreation, integrate into community to maximize accessibility (3)
- ___ If owned by Owner's Association:
- ___ -Membership automatic for all purchasers of lots or homes (4)(a)
- ___ -By-laws authorize association to place liens on properties for nonpayment of dues (b)
- ___ -Membership of sufficient size to maintain amenities at reasonable cost (c)
- ___ -By-laws require association to maintain insurance coverage for operation of open space (d)
- ___ -Charter or covenants recorded prior to issuance of certificate of zoning compliance (e)
- ___ Open space does not include required yards (except single family detached) (5)
- If in RR1 or RR2 district:
- ___ -Buffer of at least 50' at the perimeter of all residential developments (b)(1)
- ___ -Pedestrian trail or sidewalks linking residential areas to open space, if recreational (2)
- ___ -Agriculture, horticulture, forestry, and open space are permitted uses (3)(a)
- ___ -Commercial or industrial use prohibited (3)(b)(1)
- ___ -Placement or construction of any buildings, structures, or other improvements prohibited (3)(b)(2)
- ___ -Excavation or removal of soil, sand, gravel, rock, peat, or sod prohibited (3)(b)(3)
- ___ -Destruction or removal of live trees (except as necessary) prohibited (3)(b)(4)
- ___ -Establishment or maintenance of any commercial feedlot prohibited (3)(b)(5)
- ___ -Dumping or other disposal of wastes, refuse, and debris prohibited (3)(b)(6)
- ___ -Above ground installation or extensions of utility systems prohibited (3)(b)(7)

___ -Signs and billboards prohibited (3)(b)(8)

Post Office [4331]

___ Minimum lot size of 20,000 square feet (a)(1)

___ Alternative paving material (brick pavers, porous pavement) permitted (2)

___ If in R-4, R-5, or OTR district:

___ -Minimum side setback of 20' (b)(1)

___ -Type B buffer yard if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district (2)

___ -Parking behind the front line of principle building (3)

___ -Demonstrate use, massing, scale, and building design compatible with neighborhood; at least one entrance and principal windows street oriented (4)

___ -Exterior lighting compatible with neighborhood (5)

___ -Entrances minimized to maximize safety, efficient traffic circulation, while minimizing impact on neighborhood (6)

___ -Loading areas designed to minimize impact on neighborhood; screening and a Type D buffer yard if adjacent to residential use (7)

Public Parks and Recreational Areas [4332]

___ Type C buffer yard for any outdoor activity area, ball field, court, or stadium that adjoins residential use (1)

___ Large evergreen trees required if night-lighting is used to screen adjoining residences (2)

Religious Assembly [4338]

___ Type C buffer yard for any outdoor activity area, swimming pool, ball field, or court adjoining residential use (a)(1)

___ Large evergreen trees required if exterior lighting is used to screen adjoining residences (2)

___ Type B buffer yard if adjoining R-4, R-5, OTR, RR1, RR2, or PR district (3)

___ If in R-4, R-5, or OTR district:

___ -Minimum side setback of 20' (b)(1)

___ -Parking behind front line of principle building (2)

___ -Demonstrate use compatible with neighborhood, maintain residential character (3)

___ -Exterior lighting compatible with neighborhood (4)

___ -Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact to neighborhood (5)

___ -Scale, massing, and building design compatible with neighborhood (6)

___ -Street oriented with pedestrian entrances from street (7)

___ If in RR1 or RR2 district:

___ -Maximum floor area ratio of 0.20 (c)(1)

___ -Maximum lot coverage of 40% (2)

Safety Services [4339]

___ Minimum lot size of 20,000 square feet (a)(1)

___ If in R-4, R-5, or OTR district:

___ -Minimum side setback of 25' (b)(1)

___ -Type C buffer yard if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district (2)

___ -Parking for non-emergency vehicles behind front line of principle building (3)

___ -Demonstrate use, scale, massing, and building design compatible with neighborhood; street oriented with pedestrian entrances from street (4)

___ -Exterior lighting compatible with neighborhood (5)

___ -Plans for outdoor speakers, emergency siren structures, antennae towers included with special use permit application (6)

Shelter [4341]

___ Principle Structures residential in character and compatible with residential development; street oriented with pedestrian entrances from street (a)(1)

If in R-5 or OTR district:

- ___ -No exterior changes that are nonresidential in character (b)(1)
- ___ -Maximum lot coverage of 45% (including building and paved areas) (2)
- ___ -Minimum side setback of 15' (3)
- ___ -Type A buffer yard if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district (4)
- ___ -Parking behind front line of principle building (5)
- ___ -Demonstrate use compatible with neighborhood (6)
- ___ -Location, dimensions, and design concepts of signage included with special use permit application (7)
- ___ -Exterior lighting compatible with neighborhood (8)

If in OTR district:

- ___ -Architecture and historic character of structures retained (c)

Utility Services, Major [4350]

- ___ Justification for location of service and any alternative locations available (a)
- ___ Minimum lot size may be reduced if setbacks, yard requirements, and other dimensional requirements met (b)
- ___ Height limitation may be increased (c)
- ___ Outdoor storage of materials and equipment prohibited (unless requested and approved) (d)
- ___ Buildings and facilities compatible with surrounding area (e)
- ___ Screening and a type D buffer yard required (f)
- ___ Sewer and water utility services designed with service area and capacity consistent with purposes (g)

Use and Design Standards (Art. IV)

Office Uses (Division 4)

Financial Institutions [4410]

- ___ Exterior lighting compatible with neighborhood (a)(1)
- ___ Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (2)
- ___ At least one entrance and all principal windows street oriented (3)
- ___ Loading areas minimize impact on neighborhood; screening and a type D buffer yard required if adjacent to residential use (4)
- ___ Alternative paving material (brick pavers, porous pavement) permitted (5)
 - If in RR1, RR2, R-5, or OTR district:
 - ___ -Maximum lot coverage of 50% (including buildings and paved surfaces) (b)(1)
 - ___ -Maximum floor area of 2,000 square feet (2)
 - ___ -Maximum of 2 drive-through bays (3)
 - ___ -Architectural character of building consistent with residential surroundings (4)
 - ___ -Parking behind front line of principle building (5)
 - If in R-5 or OTR district:
 - ___ -Retention and use of upper floors for residential purposes encouraged (c)(1)
 - ___ -Type A buffer yard if adjacent to R-4, R-5, OTR, RR1, RR2, or PR district (2)
 - ___ -No exterior changes that are nonresidential in character (3)
 - ___ -Demonstrate use compatible with neighborhood (4)
 - ___ -Scale, massing, and building design compatible with neighborhood; street oriented with pedestrian entrances from street (5)
 - ___ -Location, dimensions, and design concept of signage included with special use permit application (6)
 - If in RR1 or RR2 district:
 - ___ -Minimum lot size of 20,000 square feet (d)(1)
 - ___ -Minimum frontage of 100' (2)
 - ___ -Front setback of 15' from right-of-way of local road; 35' from a collector road with a right-of-way width of 50' or greater; 60' from center line of a collector road with a right-of-way width of less than 50' (3)
 - ___ -Rear setback of 35' (4)
 - ___ -Side yard of 20' (5)
 - If in OTR district:
 - ___ -Architecture and historic character of structures retained (e)(1)

General Office [4420]

- ___ Exterior lighting compatible with neighborhood (a)(1)
- ___ Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (2)
- ___ At least 1 entrance and principle windows street oriented (3)
- ___ Loading areas minimize impact on neighborhood; screening and type D buffer yard required if adjacent to residential use (4)
- ___ Alternative paving method (brick pavers, porous pavement) permitted (5)
 - If in R-5 or OTR districts:
 - ___ -Retention and use of upper floors for residential purposes is encouraged (b)(1)
 - ___ -Type A buffer yard if adjacent to R-4, R-5, OTR, RR1, RR2, or PR (2)
 - ___ -No exterior changes that are nonresidential in character (3)
 - ___ -Demonstrate that use compatible with neighborhood (4)
 - ___ -Scale, massing, and building design compatible; street oriented with pedestrian entrances from street (5)
 - ___ -Location, dimensions, and design concept of signage included with special use permit application (6)
 - ___ -Parking behind the front line of principle building (7)

If in OTR district:

- ___ -Architecture and historic character of structures retained (c)

Medical Office [4430]

- ___ Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (a)(1)

- ___ Use of alternative pavements (brick pavers, porous pavements) encouraged (2)

- ___ At least 1 entrance and principle windows street oriented (3)

If in R-5, OTR, RM-27, or RM-48 district:

- ___ -Demonstrate use compatible with neighborhood (b)(1)

- ___ -Parking behind front line of principle building (2)

- ___ -Scale, massing, and building design compatible; street oriented with pedestrian entrances from street (3)

- ___ -Retention and use of upper floors for residential purposes encouraged (4)

- ___ -Location, dimensions, and design concept of signage included with special use permit application (5)

- ___ -Loading areas minimize impact on neighborhood; screening and type C buffer yard required when adjacent to residential use (6)

- ___ -Exterior lighting compatible with neighborhood (7)

If in R-5, OTR district:

- ___ -No exterior changes that are nonresidential in character (c)(1)

- ___ -Type A buffer yard if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district(2)

If in OTR district:

- ___ -Architecture and historic character of structures retained (d)(1)

- ___ -Entrances to site minimized to maximize safety, efficient traffic circulation, while minimizing impact on neighborhood (2)

Use and Design Standards (Art. IV)

Commercial Uses (Division 5)

Agricultural Services [4502]

- ___ Type C buffer yard for any outdoor storage area for agricultural equipment awaiting repair visible from a public right-of-way or adjoining property (1)
- ___ Minimum lot size of 1 acre (2)
- ___ Maximum lot surface coverage of 40% (3)
- ___ Off street parking in rear yard of lot (4)
- ___ Minimum of 1 parking space per 500 square feet of interior display area; 1 space per 2,000 square feet of outside display area (5)

Automobile Dealership [4505]

- ___ Exterior display or storage of automobile parts prohibited (a)
- ___ Outdoor display areas constructed of the same materials required for off street parking; must meet landscaping requirements for parking facilities (b)
- ___ Storage or display of motor vehicles in the planting strip or within 10' of right-of-way prohibited (c)
- ___ Any inoperable vehicle or one that has been damaged to 50% of its value placed in a storage yard (d)

Automobile Repair Services [4509]

- ___ Vehicles stored on premises longer than 72 hours placed in a storage yard (a)
- ___ Exterior display or storage of automobile parts prohibited (b)
- ___ Storage or display of motor vehicles in the planting strip or within 10' of the right-of-way prohibited (c)
- ___ Bay doors not oriented toward public right-of-way, face the rear of the lot (d)

Automobile Renting/Leasing [4510]

- ___ The exterior display or storage of automobile parts is prohibited (a)

Automobile Parts/Supply, Retail [4511]

- ___ Exterior display or storage of automobile parts prohibited (a)
- ___ Outdoor display areas constructed of the same materials required for off street parking; must meet landscaping requirements for parking facilities (b)
- ___ Storage or display of motor vehicles in the planting strip or within 10' of right-of-way prohibited (c)
- ___ Any inoperable vehicle or one that has been damaged to 50% of its value placed in a storage yard (d)

Bed and Breakfast [4512]

- ___ Owner or owner's family reside at same site (a)(1)
- ___ Maintain appearance of a single family residence (2)
- ___ Guests stay no more than 30 consecutive nights in a year; owner maintains log of guests (3)
- ___ Health Department approval for sewage disposal, water supply, and kitchen facilities (4)
- ___ Identified by a sign of no more than 8 square feet attached or freestanding (freestanding cannot exceed 4') (5)
- ___ Alternative pavements (brick pavers, porous pavements) encouraged (6)
- ___ No more than 12 guest sleeping rooms (7)
- ___ No cooking in guest rooms (8)
- ___ If in R-5, OTR, RM-27, or RM-48 district:
 - ___ -Demonstrate use compatible with neighborhood (b)(1)
 - ___ -Exterior lighting compatible with neighborhood (2)
 - ___ -Driveway entrance provided (3)
 - ___ -Required parking for guests and employees provided on-site; at least 1 space per guest plus 2 spaces; behind the front line of building (4)

Campground [4515]

- ___ Minimum area of 10 contiguous acres (a)(1)
- ___ Setback a minimum of 50' from the perimeter property line (2)
- ___ Maximum density of 14 sites per gross acre; RV campsites minimum space of 2,000 square feet with minimum width of 30'; tent campsites minimum of 400 square feet per campsite (3)
- ___ Vacation cottages permitted if minimum land area of 4,000 square feet for 1st dwelling and 2,000 square feet for 2nd dwelling; maximum of 2 dwelling units per cottage; maximum floor area for cottage 30% of site (4)
- ___ Primary access road paved with at least a chip and seal surface, extending from public street to entrance station; minimum of all weather gravel surface for interior roads with 18' minimum width for 2 way travel or 10' minimum width for one way travel; no campsite with direct access to public street (5)
- ___ Sale, storage, use, or occupancy of any manufactured home prohibited (6)(a)
- ___ Sale of recreational vehicles and storage of unoccupied units prohibited (6)(b)
- ___ Indoor and outdoor recreational facilities permitted for campground tenants only; at least 15% of campground devoted to recreational use (7)
- ___ Retail sales of items supportive of campground tenants' needs permitted (8)
- ___ Guests may stay no more than 30 nights in a year; operator will maintain a log of all guests (9)

Car Wash [4516]

- ___ Roof shape and materials constructed similar to design styles of buildings in area (a)
- ___ Orientation of drive-in bays parallel to public right-of-way (b)

Clinic [4521]

- ___ Use of alternative paving material (brick pavers, porous pavement) permitted (a)(1)
- ___ Type B buffer yard if adjacent to RR1, RR2, R-4, R-5, OTR, or PR district (2)
 - If in R-5, OTR, R-27, or R-48 district:
 - ___ -Retention and use of upper floors for residential purposes encouraged (b)(1)
 - ___ -Demonstrate use compatible with neighborhood (2)
 - ___ -Exterior lighting compatible with neighborhood (3)
 - ___ -Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (4)
 - ___ -Scale, massing, and building design compatible with neighborhood; street oriented with pedestrian entrances from street (5)
 - ___ -At least 1 entrance and principal windows street oriented (6)
 - ___ -Location, dimensions, and design concept of signage included with special use permit application (7)
 - ___ -Loading areas minimize impact on neighborhood; screening and type D buffer yard required if adjacent to residential use (8)
 - ___ -Hours of operation restricted through special use permit process (9)
 - ___ -Parking behind front line of principle building (10)
 - If in R-5 or OTR, district:
 - ___ -No exterior changes made that are non residential in character (c)(1)
 - ___ -Type B buffer yard if adjacent to R-4, R-5, OTR, PR, RR1, or RR2 district (2)
 - If in OTR district:
 - ___ -Architecture and historic character of structures retained (d)

Construction Sales and Services [4522]

- ___ Outside storage and display of goods, supplies, materials, or heavy equipment located in rear yard (a)
- ___ Outside storage areas 25 % of total area of site (b)

Consumer Repair [4523]

- ___ Parking behind front line of principle building (a)(1)
- ___ Type A buffer yard if adjacent to RR1, RR-2, R-4, R-5, OTR, RM-27, or RM-48 district (2)
- ___ Alternative pavements (brick pavers, porous pavement) encouraged (3)
 - If in RM-27 or RM-48 district:

- ___ -Demonstrate use compatible with neighborhood (b)(1)
- ___ -Exterior lighting compatible with neighborhood (2)
- ___ -Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (3)
- ___ -Scale, massing, and building design compatible with neighborhood; street oriented with pedestrian entrances from street (4)
- ___ -Location, dimensions, and design concept of signage included with special use permit application (5)
- ___ -Loading areas minimize impact on neighborhood; screening and type C buffer yard required if adjacent to residential use (6)
- ___ -Portion of structure for repair related use does not exceed 3,000 square feet (7)
- ___ -At least 1 entrance and principal windows street oriented (8)
- ___ -Retention and use of upper floors for residential purposes encouraged (9)

Equipment Sales and Rental [4524]

- ___ Outside storage of goods, supplies, materials, or heavy equipment in rear yard only (a)
- ___ Outside storage areas do not exceed 25% of total area (b)

Funeral Home [4525]

- ___ Type A buffer yard if adjacent to R-4, R-5, OTR, RM-27, or RM-48 district (landscaped) (a)(1)
- ___ Alternative pavements (brick pavers, porous pavement) encouraged (2)
- If in RM-27 or RM-48 district:
 - ___ -Demonstrate use compatible with neighborhood (b)(1)
 - ___ -Exterior lighting compatible with neighborhood (2)
 - ___ -Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood; no more than 2 curb cuts per street frontage (3)
 - ___ -Scale, massing, and building design compatible with neighborhood; street oriented with pedestrian entrances from street (4)
 - ___ -Location, dimensions, and design concept of signage included with special use permit application (5)
 - ___ -Loading areas minimize impact on neighborhood; screening and type C buffer yard required if adjacent to residential use (6)
 - ___ -Portion of structure for repair related uses does not exceed 3,000 square feet (7)
 - ___ -At least 1 entrance and principal windows street oriented (8)
 - ___ -Retention and use of upper floors for residential purposes encouraged (9)
 - ___ -Parking behind front line of principle building (10)

Garden Center [4526]

- ___ Outdoor storage and display of non-plant goods and materials permitted with screening (1)
- ___ Type C buffer yard if adjoining a residential use type (2)

Gasoline Station [4527]

- ___ Fuel pumps behind front line of primary structure (a)(1)
- ___ Canopy over pumps must meet setback requirements for principal structures (2)
- ___ Canopy must have same roof shape and exterior materials as primary structure (pitched roofs encouraged) (3)
- If in RM-27 or RM-48 district:
 - ___ -Minimum lot size of 15,000 square feet (b)(1)
 - ___ -Minimum frontage of 75' (2)
 - ___ -Front setback of 20' from the right-of-way of a local road; 35' from a collector road with a right-of-way width of 50' or greater; 60' from the center line of a collector road with a right-of-way width of less than 50' (3)
 - ___ -Rear setback of 35' (4)
 - ___ -Side setback of 20' (5)
 - ___ -Demonstrate use compatible with neighborhood (6)
 - ___ -Exterior lighting compatible with neighborhood (7)

- ___ -Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood; no more than 2 curb cuts per street frontage (8)
- ___ -Scale, massing, and building design compatible with neighborhood; canopy blends with residential surroundings; street oriented (9)
- ___ -Portion for sales related uses does not exceed 2,500 square feet (10)
- ___ -At least 1 entrance and principal windows street oriented (11)
- ___ -Type A buffer yard if adjacent to R-4, R-5, OTR, RM-27 or RM-48 district (12)
- ___ -Alternative pavements (brick pavers, porous pavement) encouraged (13)
- ___ -Loading areas minimize impact on neighborhood; screening and type D buffer yard required if adjacent to residential use (14)
- ___ -No more than 4 fuel dispensing station for individual vehicles permitted (15)
- ___ -Traffic analysis may be required (16)
- ___ -Location, dimensions, and design concept of signage included in special use permit application (17)
- If in DC District:
 - ___ -No more than 4 fuel pumps for individual vehicles permitted (c)(1)
 - ___ -Fuel pumps behind front line of primary structure (2)
 - ___ -Traffic analysis may be required (3)

Golf Course [4528]

- ___ Type C buffer yard if clubhouse, parking, or maintenance facilities adjoin residential use types (1)
- ___ Minimum of 50 parking spaces per each nine holes (2)

Hospital [4529]

- ___ Parking behind the front lot line of building (a)(1)
- ___ Minimum lot size of 1 acre (2)
- ___ Minimum frontage of 100' (3)
- ___ Rear setback of 35' (4)
- ___ Side setback of 20' (5)
- ___ Demonstrate use compatible with neighborhood (6)
- ___ Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood; no more than 2 curb cuts permitted per street frontage (7)
- ___ Scale, massing, and building design compatible with neighborhood; street oriented (8)
- ___ At least 1 entrance and all principal windows street oriented (9)
- ___ Location, dimensions, and design concept of signage included with special use permit application (10)
- ___ Type A buffer yard if adjacent to R-27 or R-48 district (11)
- ___ Alternative pavements (brick pavers, porous pavement) is encouraged (12)
- ___ Loading and emergency entrance minimize impact on neighborhood; screening and type C buffer yard is required is adjacent to residential use (13)
- ___ Traffic analysis may be required (14)

Itinerant Vendor [4530]

- ___ No signage permitted (except temporary) (1)
- ___ Setback requirements of applicable zoning district apply (2)
- ___ Plot plan identifying setbacks, parking, signage, and location of use required (3)
- ___ No buffer yard, screening, landscaping, or site plan required (4)

Kennel, Commercial [4531]

- ___ Animal waste disposed of in acceptable manner (1)
- ___ Crematoria or land burial of animals prohibited (2)
- ___ Minimum area of 2 acres (3)
- ___ All facilities set back a minimum of 100' (4)
- ___ Type C buffer if adjoining a residential use type (5)

Manufactured Home Sales [4540]

- ___ Outdoor display areas constructed of same materials required for off-street parking; meet landscaping requirements for parking facilities; not required to be behind front line of principle structure (a)
- ___ Storage or display in planting strip or within 10' of public right-of-way prohibited (b)
- ___ Storage or display of manufactured homes, which are not suitable for occupancy, prohibited (c)

Mini Warehouse [4541]

- ___ Minimum front setback of 35' (a)
- ___ No security fencing, security gate, or other obstruction to vehicle access permitted in front or transitional yard (b)
- ___ No door opening of units facing residentially zoned property (c)
- ___ Door openings of units face the interior of site (unless impractical) (d)
- ___ Accommodations for resident managers permitted (e)
- ___ Roof shape and materials compatible with design and materials of neighboring buildings (f)
- ___ Views from public right-of-ways buffered with vegetative material (g)

Neighborhood Convenience Store [4542]

- ___ Maximum of 10% of floor area for seating facilities (a)(1)
- ___ Exterior display of merchandise for sale only on paved walkway within 3' of building (2)
- ___ Display of vehicles for sale prohibited (3)
- ___ Loading areas minimize impact on neighborhood; screening and type D buffer yard if adjacent to residential use (4)
- ___ At least 1 entrance and all principal windows street oriented (5)
- ___ Alternative pavements (brick pavers, porous pavement) encouraged (6)
- ___ Type C buffer yard if adjacent to RR1, RR2, R-4, R-5, OTR, or PR district (7)
 - If in RR1, RR2, R-5, RM-27, or RM-48 district:
 - ___ -Minimum lot size of 20,000 square feet (b)(1)
 - ___ -Minimum frontage of 100' (2)
 - ___ -Front setback of 20' from the right-of-way of local road; 35' from collector road with a right-of-way width of 50' or greater; 60' from the center line of collector road with a right-of-way width of less than 50' (3)
 - ___ -Rear setback of 35' (4)
 - ___ -Side setback of 20' (5)
 - ___ -Maximum lot coverage of 60% (including buildings and paved surfaces) (6)
 - ___ -Maximum floor area of 2,500 square feet (7)
 - ___ -Vehicle entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (8)
 - ___ -Demonstrate use compatible with neighborhood (9)
 - ___ -Exterior lighting does not glare on adjacent property or public right-of-way (10)
 - ___ -Hours of operation may be restricted (11)
 - ___ -Location, dimensions, and design concept of signage included with special use permit application (12)
 - ___ -Scale, massing, and building design compatible with neighborhood (13)
 - ___ -Retention and use of upper floors for residential purposes encouraged (14)
 - ___ -Parking behind front line (unless impractical) (15)
 - If in RR1 or RR2 district:
 - ___ -Front setback of 15' from right-of-way of local road (c)

Parking Facility [4543]

- ___ Type A buffer yard if adjacent to R-4, R-5, or OTR district (a)(1)
- ___ Minimum front, side, and rear yards for parking facilities of 10' (3' if adjacent to GC district) (2)
- ___ Lot coverage by impervious surfaces determined by minimum landscaping and yard requirements (3)
- ___ Alternative pavements (brick pavers, porous pavements) encouraged (4)
 - If in R-5, OTR, RM-27, or RM-48 district:

- ___ -Parking facility compatible with neighborhood; Architectural fencing and other aesthetic features to minimize visual impact of parking facility (b)(1)
- ___ -Exterior lighting compatible with neighborhood (2)
- ___ -Demonstrate use compatible with neighborhood (3)

If in R-5 or OTR district:

- ___ -Permitted only on property abutting DC or alley that abuts DC zoning district (c)

Restaurant, Drive-in [4552]

- ___ Traffic analysis may be required

Restaurant, General [4553]

- ___ Permitted to operate outdoor cafes on sidewalks and courtyards if pedestrian circulation and access to store entrances not impaired (a)
- ___ Minimum width of 5' of sidewalk maintained free of tables, chairs, or other obstacles (1)
- ___ Planter, posts with ropes, or other removable enclosures encouraged (2)
- ___ Extended awnings, canopies, or large umbrellas permitted if located to provide shade; colors must complement building colors (3)
- ___ Outdoor trash receptacles provided (4)
- ___ No additional signage permitted for outdoor cafe (5)
- ___ Operators of outdoor cafes maintain a clean, litter-free, and well-kept appearance within and immediately adjacent to area (6)

Restaurant, Small [4555]

- ___ Alternative paving material (brick pavers, porous pavement) encouraged (a)(1)
- If in OTR, RM-27, or RM-48 district:
- ___ -Minimum side setback of 20' (b)(1)
- ___ -Demonstrate use compatible with neighborhood (2)
- ___ -At least one entrance and all principal windows street oriented (3)
- ___ -Retention and use of upper floors for residential purposes encouraged (4)
- ___ -Hours of operation can be restricted (5)
- ___ -Maximum seating of 48 persons (6)
- ___ -Exterior lighting compatible with neighborhood (7)
- ___ -Entrance minimized to maximize safety, traffic circulation while minimizing impact on neighborhood (8)
- ___ -Scale, massing, and building design compatible with neighborhood; street oriented with pedestrian entrances from street (9)
- ___ -Location, dimensions, and design concept of signage included with special use permit application (10)
- ___ -Loading areas minimize impact on neighborhood; screening and type C buffer yard required if adjacent to a residential use (11)
- ___ -Parking behind front line of principle building (12)
- If in OTR district:
- ___ -Architecture and historic character of structures retained (c)(1)
- ___ -Fine dining or cafe atmosphere and character; Take out, delivery services prohibited (2)
- ___ -Outdoor seating permitted if expressly approved (must be screened) (3)
- ___ -Maximum seating of 28 persons (4)
- ___ -Alcohol served only at table with meals (5)
- ___ -No exterior changes that are nonresidential in character (6)
- ___ -Type B buffer yard if adjacent to R-4, R-5, or OTR district (7)

Retail Sales [4559]

- ___ Type A buffer yard if adjacent to R-4, R-5, OTR, RM-27, or RM-48 district (a)(1)
- ___ Alternative pavements (brick pavers, porous pavement) encouraged (2)
- If in RM-27 or RM-48 district:
- ___ -Demonstrate use compatible with neighborhood (b)(1)
- ___ -At least one entrance and all principal windows street oriented (2)

- ___ -Retention and use of upper floors for residential purposes is encouraged (3)
- ___ -Hours of operation may be restricted (4)
- ___ -Exterior lighting compatible with neighborhood (5)
- ___ -Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (6)
- ___ -Scale, massing, and building design compatible with neighborhood; street oriented with pedestrian entrances from street; standard architectural design of regional and national businesses modified to be compatible with residential area (7)
- ___ -Location, dimensions, and design concept of signage included with special use permit application (8)
- ___ -Loading areas minimize impact on neighborhood; screening and a type C buffer yard required if adjacent to residential use (9)
- ___ -Portion dedicated to retail sales does not exceed 4,000 square feet (10)
- ___ -Parking behind front line of principle building (11)

Specialty Shop [4561]

- ___ Alternative pavements (brick pavers, porous pavements) encouraged (a)(1)
- ___ Type B buffer yard if adjacent to R-4, R-5, or OTR district (2)
- If in OTR district:
- ___ -Demonstrate use compatible with neighborhood (b)(1)
- ___ -At least one entrance and all principal windows street oriented (2)
- ___ -Retention and use of upper floors for residential purposes encouraged (3)
- ___ -Hours of operation may be restricted (4)
- ___ -Exterior lighting compatible with neighborhood (5)
- ___ -Entrances minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (6)
- ___ -Scale, massing, and building design compatible with neighborhood; street oriented with pedestrian entrances from street (7)
- ___ -Location, dimensions, and design concept of signage included with special use permit application (8)
- ___ -Side yard setback of 20' (new structures only) (9)
- ___ -Architecture and historic character of structures retained (10)
- ___ -Loading areas minimize impact on neighborhood; screening and type C buffer yard required if adjacent to residential use (11)
- ___ -Parking behind front line of principle building (12)

Studio, Fine Arts [4564]

- ___ Alternative pavements (brick pavers, porous pavement) encouraged (a)(1)
- If in OTR, RM-27, or RM-48 district:
- ___ -Demonstrate use compatible with neighborhood (b)(1)
- ___ -At least one entrance and all principal windows street oriented (2)
- ___ -Retention and use of upper floors for residential purposes encouraged (3)
- ___ -Hour of operation may be restricted (4)
- ___ -Exterior lighting compatible with neighborhood (5)
- ___ -Entrance minimized to maximize safety, efficient traffic circulation while minimizing impact on neighborhood (6)
- ___ -Scale, massing, and building design compatible with neighborhood; street oriented with pedestrian entrances for street (7)
- ___ -Location, dimensions, and design concept of signage included with special use permit application (8)
- ___ -Side yard setback of 15' (new structures only) (9)
- ___ -No exterior changes that are non-residential in character (10)
- ___ -Parking behind front line of principle building (11)
- If in OTR district:
- ___ -Architecture and historic character of structures retained (c)(1)
- ___ -Type A buffer yard if adjacent to R-4, R-5, or OTR district (2)

Use and Design Standards (Art. IV)

Industrial Uses (Division 6)

Custom Manufacturing

- ___ Activities comprising the manufacturing process (except loading, unloading) conducted within an enclosed building (a)(1)
- ___ No exterior odor, dust, noise, or other objectionable impacts produced (2)
- ___ Outside storage of goods, supplies, or materials placed in rear yard; does not exceed 15% of total area (3)
- ___ Hours of operation may be restricted if adjacent to residential district (4)
- ___ If in RR1 or RR2 districts:
 - ___ -Custom manufacturing establishment must meet requirements of principal structure (b)(1)
 - ___ -Maximum square footage of 3,000 square feet (2)
 - ___ -Type C buffer yard if adjoining a residential use or type (3)
 - ___ -Site fronts directly on and has direct access to publicly owned and maintained street (4)
 - ___ -Associated with a single family dwelling (5)
 - ___ -Minimum lot size of 3 acres (6)

Transportation Terminal [4626]

- ___ Hours of operation may be restricted if adjacent to residential district (a)
- ___ All storage other than vehicles, trailers, and refuse, placed indoors (b)

Use and Design Standards (Art. IV)

Miscellaneous Uses (Division 7)

Accessory Uses & Structures [4703]

- ___ Permitted in association with a principle structure; area of the accessory structure 25% or less of the gross floor area of principle structure (a)(1)
- ___ Separate structures, located at least 5' from all other structures on lot (2)
 - If in RR1, RR2, R-4, R-5, OTR, R-27, or R-48 district:
 - ___ -Located behind the front building line of the principle structure (except agricultural structures) (b)(1)
 - ___ -Minimum setback of structures 12' high or less and 200 square feet of gross floor area or less is a side and rear yard of 5' (setback reductions apply only when yard does not abut a public right-of-way) (2)(a), (b)
 - If in DC, GC, PC, IN-1, or OI district:
 - ___ -Allowed only on same lot as the principle use or structure or adjacent lot under common ownership (c)(1)
 - ___ -Setbacks meet the setback requirements of the underlying zoning district (2)

Broadcasting or Communication Tower [4720]

- ___ Maximum height a condition of the special use permit (a)
- ___ Minimum setback requirement when abutting residential use equal to 110% of the height of tower; no tower can be located less than 200' from an existing residential structure (b)
- ___ Minimum setback when abutting a road right-of-way for any other building or structure associated with tower of 50' and in all other instances 25' (c)
- ___ No minimum lot area for a tower (unless to meet setback requirements) (d)
- ___ More than one tower may be permitted (e)
- ___ Should accommodate future multiple users if feasible; allow for the co-location of additional provider at market lease rates (f)
- ___ Illuminated as required by FCC; no additional lighting except for security reasons and none directed towards adjacent property (g)
- ___ Located in unobtrusive area, do not detract from aesthetics or character of neighborhood (h)
- ___ Buffer yard required; landscape plan included in special use permit application (i)
- ___ Signage limited to no trespassing or safety signs on fence surrounding facility (j)
- ___ No outdoor storage associated with facility (k)
- ___ Remove facility and restore site to original condition within 90 days of expiration of lease (l)